

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

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Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

April 6, 2018

8:00 A.M.

City Hall, Levi Lincoln Chamber
Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
David Minasian, Vice Chair
Sumner Tilton, Jr.
Jennifer Gaskin

Staff

Michael E. Traynor, Esq., Chief Development Officer
Jennifer Beaton, Deputy City Solicitor
Heather Gould, Assistant Chief Development Officer
John Odell, Energy & Asset Management
Jeanette Tozer, Office of Economic Development
Jane Bresnahan, Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 8:00 A.M. on Friday, April 6, 2018.

1. Call to Order

Chair Pedone called the meeting to order at 8:05 A.M.

2. Roll Call

Mr. Traynor called the roll.

3. Approval of Minutes: March 16, 2018

Chair Pedone asked the Board to review the minutes of the March 16, 2018 meeting. The approval of the March 16, 2018 meeting minutes was moved by Mr. Tilton and seconded by Ms. Gaskin; by a roll call vote the minutes were unanimously accepted.

New Business

1. Major Plan Change for the Union Station Urban Revitalization Plan

Chair Pedone stated that Item 1 is being held under a Public Hearing for the purposes of discussing the proposed Major Plan Change for the Union Station Urban Revitalization Plan (USURP).

Chair Pedone declared as open the public hearing portion of the meeting. Ms. Gould presented an overview of the USURP and the proposed Amendment #3. The original plan was approved by the Commonwealth of Massachusetts, Department of Housing and Community Development (DHCD) on October 15, 1996, and encompassed 150 acres spanning from Union Station/Washington Square to the Canal District and the Wyman Gordon properties. The goal of the plan was to redevelop Union Station into an intermodal transportation center. The plan included three recommended actions: improve public facilities; improve circulation into and throughout the area; and provide new development opportunities. The first amendment to the plan was a Major Plan Change in 2001 that reduced the size of the plan to encompass Union Station and Washington Square only. Amendment #2, approved in 2015, was a Minor Plan Change that resulted in the addition of an approximately 1,000 SF parcel to the plan and supported private investment in the redevelopment of Washington Square with the Homewood Suites hotel development.

The proposed Amendment #3 will modify the current USURP boundary map to incorporate WRA owned land abutting the boundary area resulting from a discontinued right of way (Foster Street) as well as the addition of an adjacent vacant, WRA-owned parcel at 20 Washington Square. Amendment #3 will also amend the disposition map to create one disposition parcel comprised of the parcels at 0 Washington Square, 20 Washington Square, 36 Washington Square, and the discontinued Foster Street right of way, totaling approximately 47,000 SF. This plan amendment will also require a change in use for this disposition parcel. The original plan identified a retail use for this area and the current proposed use is commercial.

Chair Pedone confirmed that the proposed May 8th public hearing is a designated City Council meeting. There were no other questions or comments. Chair Pedone asked for a motion to close the hearing. Mr. Tilton offered the motion to close the public hearing portion of the meeting and Mr. Minasian seconded the motion; it was voted on a 4-0 voice vote. The vote was held until the end of the meeting in the event that the hearing needed to be reopened.

2. Vote to execute Amendment No. 10 to the Design Services Agreement between the Authority and Nault Architects, Inc. for additional design services in connection with the Police Substation project in the not-to-exceed amount of Two Thousand Dollars (\$2,000.00).

Mr. Odell informed the Board that Nault Amendment No. 10 is for additional design services related to the police substation project, specifically investigative demolition work.

Mr. Tilton offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 10, in the not to exceed amount of Two Thousand Dollars and no cents (\$2,000.00), to the Design Services Agreement between the Authority and Nault Architects, Inc. for additional design services related to the police substation project.

Ms. Gaskin seconded the motion; it was voted 4-0 on a voice vote.

3. Vote to execute a contract with ATC Group Services LLC for the performance of asbestos abatement monitoring services in the not-to-exceed amount of Forty Thousand Dollars (\$40,000).

Mr. Odell informed the Board that this item is related to the exterior stucco project. The contract is for asbestos abatement monitoring services. A thin film was found under the stucco on the outside of the building and is harmless to those who pass by the building. The potential concern is for people working and repairing the stucco. The WRA has hired ATC Group Services to make sure that the abatement work complies with all Massachusetts Department of Environmental Protection regulations.

Mr. Minasian offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a contract with ATC Group Services, LLC in the not-to-exceed amount of Forty Thousand Dollars and no cents (\$40,000.00) for the performance of asbestos abatement monitoring services at Union Station.

Mr. Tilton seconded the motion

Mr. Traynor called the roll; it was voted 4-0 on a voice vote.

4. Discussion regarding the submission of a proposal to lease space in Union Station to serve as the headquarters of the state Cannabis Control Commission

Mr. Traynor reviewed with the Board that the Cannabis Control Commission (CCC) is seeking to find space for their offices in Worcester and will issue an RFP. While the RFP has not been released yet, Mr. Traynor stated that it is on the agenda for the Board to discuss submitting a proposal for the second floor office space at Union Station. This space includes the former CMRPC space along with the VHB space that will be vacated, and totals about 15,000 square feet, which provides sufficient square footage to meet the CCC's minimum requirements of 13,000 square feet. The proposal will be brought to the board for approval once the RFP is issued.

Mr. Tilton noted that the Board has talked about a consultant coming in and looking at all of the spaces to make Union Station more attractive. He inquired if this would be taken into account when responding to the forthcoming RFP. Mr. Traynor informed the Board that, based on an article about the CCC, the State is seeking a ten year lease, and that the WRA would be responsive to the RFP and work to align it with that the consultant's report. Mr. Tilton said that if the WRA were to sign a lease the consultant would have to work around that. Mr. Traynor informed the Board that staff will be sitting down with the consultant soon and, speaking for the City Manager, he thought it was a great opportunity to get a State office here in Worcester with fifty employees. Mr. Traynor stated that they will try to align leases for the other spaces to be

coterminous. Mr. Traynor further stated that he will bring the matter back before the Board once the RFP is issued.

Ms. Gaskin offered the following motion:

Be it Voted, that Worcester Redevelopment Authority does hereby accept and approve the Union Station Urban Revitalization Plan, as amended and presented at its meeting held on April 6, 2018.

Be it Voted Further, that the Worcester Redevelopment Authority hereby authorizes its chair to file a certified copy of the Plan along with the minutes of this meeting and to refer the Plan, as approved, to the Executive Office of the City Manager for further submittal to the City Council and Planning Board in accordance with M.G.L. c.121B, §48.

Mr. Minasian seconded the motion; it was voted 4-0 on a voice vote.

5. Adjournment

There being no further business, the meeting adjourned at 8:22 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.
Chief Executive Officer